



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

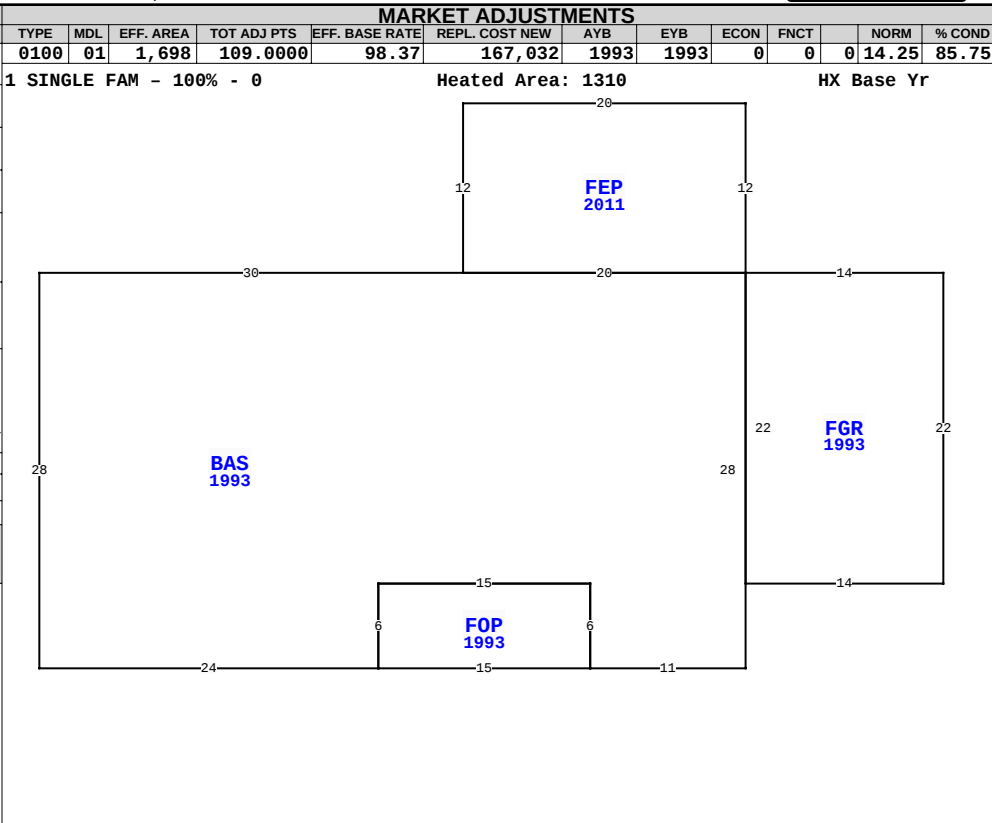
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,310	100	1,310	110,502
FEP	240	80	192	16,196
FGR	308	55	169	14,256
FOP	90	30	27	2,278

TOTALS	1,948		1,698	143,230
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0681	POLE SHED	0 100	19	11	209.00	SF	15.00	15.00	100	2011
2	0810	CONCRETE A	0 100	14	6	84.00	SF	6.50	6.50	100	1993
3	0855	CONC PAVER	0 100	0	0	219.00	SF	10.00	10.00	100	2011

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0005	RS-2	0.00	0.00	0.46	AC	

REVIEW DATE	01/14/2021	BY	WWA
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7629 FOURAKER RD, BRYCEVILLE	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0681	POLE SHED	0 100	19	11	209.00	SF	15.00	15.00	100	2011	2011	3	68	2,132	
2	0810	CONCRETE A	0 100	14	6	84.00	SF	6.50	6.50	100	1993	1993	3	68	371	
3	0855	CONC PAVER	0 100	0	0	219.00	SF	10.00	10.00	100	2011	2011	3	93	2,037	

TOTAL OB/XF												4,540				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100	0005	RS-2	0.00	0.00	0.46	AC		1.00	1.00	2.00	30,000.00	60,000.00

Total Acres:	0.46	Total Land Value:	27,600	Market:	0	Agricultural:	0	Common:	27,600
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NASSAU COUNTY PROPERTY												PAGE 1 of 1				6
VALUATION SUMMARY												STANDARD				
VALUATION BY												Tax Group: 6				
Tax Dist:												BUILDING MARKET VALUE				143,230
TOTAL MARKET OB/XF VALUE												TOTAL LAND VALUE - MARKET				27,600
TOTAL MARKET VALUE												SOH/AGL Deduction				78,491
ASSESSED VALUE												TOTAL EXEMPTION VALUE				96,879
TOTAL EXEMPTION VALUE												BASE TAXABLE VALUE				50,000
BASE TAXABLE VALUE												TOTAL JUST VALUE				46,879
TOTAL JUST VALUE												NCON VALUE				0
INCOME VALUE												PREVIOUS YEAR MKT VALUE				158,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1614842	REPAIR/RRF	6,900	03/01/2016
B25360	REMODEL	4,639	12/01/2011
93141	NEW CONSTR	6,993	11/11/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0160/0064	1/01/1973	WD	U	V		100	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W14 FEP=[YR=2011] N12 W20 S12 BAS=[YR=1993] W30 S28 E24 FOP=[YR=1993] E15 N6 W15 S6\$ N6 E15 S6 E11 N28 W20\$ E20\$ S22 E14 N22\$.											